



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-074092-25

In the matter of: 3, 277 THE WEST MALL
ETOBICOKE ON M9C1C7

Between: Bloor Gold Residences Inc. Landlord

And

Chrechell Beresford Tenant
Adam Miziolek

Bloor Gold Residences Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Chrechell Beresford and Adam Miziolek (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 13, 2025.

The Landlord's Legal Representative, Sylwia McArthur, and the Tenants attended the hearing. The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understand the consequences of their consent.

The parties agree that:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On consent, the Tenant has agreed to vacate the rental unit on November 30, 2025. Rent arrears are calculated up to November 30, 2025.
4. The lawful rent is \$3,295.24. It was due on the 1st day of each month.
5. The Tenant has paid \$6,217.00 to the Landlord since the application was filed.
6. The rent arrears owing to November 30, 2025 are \$6,722.88.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$3,140.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$166.26 is owing to the Tenant for the period from October 20, 2023 to November 30, 2025.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 30, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,602.62. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before December 5, 2025, the Tenant will start to owe interest. This will be simple interest calculated from December 6, 2025 at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before November 30, 2025, then starting December 1, 2025, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after December 1, 2025.

March 9, 2026
Date Issued

Allana McComb
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on May 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$12,939.88
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,217.00
Less the amount of the last month's rent deposit	- \$3,140.00
Less the amount of the interest on the last month's rent deposit	-\$166.26
Total amount owing to the Landlord	\$3,602.62